

TRANSFER
TAX
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Doc # 2004009384
Book 7890 Page 0101

27-20

WARRANTY DEED

Annette B. Stevens of Waterville, County of Kennebec and State of Maine for consideration paid, grants to Crystal A. Roy, of Appleton, County of Knox and State of Maine with **WARRANTY COVENANTS**, the land in **Waterville**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, and lying on the easterly side of Sidney Road, so called, (n/k/a West River Road) and being lot No. 7 according to a certain plan dated January 14, 1953, and recorded in Kennebec Registry of Deeds and more particularly bounded and described as follows, to wit:

Westerly by the Sidney Road, so called, (n/k/a West River Road) north by land of one Curtis; Easterly by the Messalonskee River and southerly by the proposed road.

Subject, however, to a right of way of the Kennebec Water District and the rights of the Waterville Sewerage District.

Also subject to the following restrictions.

A. No dwelling to be erected on the premises to cost less than \$7000.00.

B. No building to be within twenty-five feet of Sidney Road n/k/a West River Road.

C. No building erected larger than two family house.

D. No animals to be kept on the premises other than pets.

Also subject to Easement from Leonard W. Stevens and Annette B. Stevens to Waterville Sewerage District dated September

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25, 1970 and recorded in the Kennebec County Registry of Deeds in Book 1532, Page 723.

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Also subject to Easement to the Waterville Sewerage District dated May 9, 1973 and recorded in the Kennebec Registry of Deeds in Book 1638, Page 182.

Being the same premises conveyed from Robert M. Jackson to Leonard W. Stevens and Annette B. Stevens dated September 29, 1954 and recorded in the Kennebec County Registry of Deeds in Book 978, Page 249. The said Leonard W. Stevens having died in ~~1990~~ ¹⁹⁸⁹ leaving Annette B. Stevens as surviving joint tenant.

WITNESS my hand and seal on April 5, 2004.

Kevin M. Brunelle
WITNESS

Annette B. Stevens
Annette B. Stevens

THE STATE OF Maine
Kennebec, ss.

April 5, 2004

Then personally appeared the above named **Annette B. Stevens** and acknowledged the foregoing instrument to be her free act and deed.

Before me, Kevin M. Brunelle
Notary Public

KEVIN M. BRUNELLE
Notary Public, Maine
My Commission Expires September 10, 2010

Received Kennebec SS.
04/06/2004 11:26AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS